

Maximum rent and purchase price affordability thresholds by income and household size 2017

Area and median 4-person household income	Income level (% of median income)	MEDIAN INCOME BY HOUSEHOLD SIZE*						MAX GROSS RENT AFFORDABLE (INCLUDING UTILITIES)					MAX PURCHASE PRICE AFFORDABLE**			
		ONE	TWO	THREE	FOUR	FIVE	SIX	STUDIO	1	2	3	4	1	2	3	4
		PERSON	PERSON	PERSON	PERSON	PERSON	PERSON		BDRM	BDRM	BDRM	BDRM	BDRM	BDRM	BDRM	BDRM
VERMONT 69,300	30%	12,930	14,747	17,257	20,790	24,323	27,855	323	345	431	563	696	45,000	56,500	75,000	93,000
	50%	24,293	27,730	31,214	34,650	37,466	40,234	607	650	780	901	1,005	86,500	104,500	121,500	135,500
	60%	29,152	33,275	37,456	41,580	44,959	48,281	728	780	936	1,081	1,207	104,500	126,500	146,000	163,500
	80%	38,837	44,371	49,906	55,440	59,877	64,314	970	1,040	1,247	1,441	1,607	140,500	169,000	195,500	218,500
	100%	48,586	55,459	62,427	69,300	74,932	80,468	1,214	1,300	1,560	1,802	2,011	176,000	212,000	245,500	274,000
	120%	58,304	66,551	74,913	83,160	89,918	96,562	1,457	1,560	1,872	2,163	2,414	212,000	255,000	295,000	329,000
CHITTENDEN	30%	17,300	19,800	22,250	24,700	28,780	32,960	432	463	556	668	824	61,500	74,000	88,500	110,500
FRANKLIN	50%	28,850	33,000	37,100	41,200	44,500	47,800	721	773	927	1,071	1,195	103,500	125,000	144,500	161,500
GRAND ISLE 82,400	60%	34,620	39,600	44,520	49,440	53,400	57,360	865	927	1,113	1,285	1,434	125,000	150,000	174,000	194,500
	80%	46,150	52,750	59,350	65,900	71,200	76,450	1,153	1,236	1,483	1,713	1,911	167,000	201,500	232,500	260,500
	100%	57,700	66,000	74,200	82,400	89,000	95,600	1,442	1,546	1,855	2,142	2,390	210,000	253,000	292,000	325,500
	120%	69,240	79,200	89,040	98,880	106,800	114,720	1,731	1,855	2,226	2,571	2,868	253,000	303,500	350,500	391,000
WASHINGTON 73,900	30%	15,550	17,750	20,420	24,600	28,780	32,960	388	416	510	667	824	54,500	67,500	88,500	110,500
	50%	25,900	29,600	33,300	36,950	39,950	42,900	647	693	832	961	1,072	93,000	111,500	129,500	144,500
	60%	31,080	35,520	39,960	44,340	47,940	51,480	777	832	999	1,153	1,287	111,500	135,000	155,500	174,000
	80%	41,400	47,300	53,200	59,100	63,850	68,600	1,035	1,108	1,330	1,536	1,715	149,500	180,000	208,500	233,000
	100%	51,800	59,200	66,600	73,900	79,900	85,800	1,295	1,387	1,665	1,922	2,145	187,500	226,000	262,000	292,500
WINDSOR 72,600	120%	62,160	71,040	79,920	88,680	95,880	102,960	1,554	1,665	1,998	2,307	2,574	226,000	272,500	314,500	351,000
	30%	15,300	17,450	20,420	24,600	28,780	32,960	382	409	510	667	824	53,500	67,500	88,500	110,500
	50%	25,450	29,050	32,700	36,300	39,250	42,150	636	681	817	944	1,053	91,000	109,500	127,500	142,000
	60%	30,540	34,860	39,240	43,560	47,100	50,580	763	817	981	1,133	1,264	109,500	132,500	153,000	171,000
	80%	40,700	46,500	52,300	58,100	62,750	67,400	1,017	1,090	1,307	1,510	1,685	147,000	177,000	205,000	229,000
	100%	50,900	58,100	65,400	72,600	78,500	84,300	1,272	1,362	1,635	1,888	2,107	184,500	222,000	257,500	287,000
	120%	61,080	69,720	78,480	87,120	94,200	101,160	1,527	1,635	1,962	2,266	2,529	222,000	267,500	309,000	344,500

Area and median 4-person household income	Income level (% of median income)	MEDIAN INCOME BY HOUSEHOLD SIZE*						MAX GROSS RENT AFFORDABLE (INCLUDING UTILITIES)					MAX PURCHASE PRICE AFFORDABLE**			
		ONE	TWO	THREE	FOUR	FIVE	SIX		1	2	3	4	1	2	3	4
		PERSON	PERSON	PERSON	PERSON	PERSON	PERSON	STUDIO	BDRM	BDRM	BDRM	BDRM	BDRM	BDRM	BDRM	BDRM
ADDISON 73,400	30%	15,400	17,600	20,420	24,600	28,780	32,960	385	412	510	667	824	54,000	67,500	88,500	110,500
	50%	25,700	29,400	33,050	36,700	39,650	42,600	642	688	826	954	1,065	92,000	110,500	129,000	143,500
	60%	30,840	35,280	39,660	44,040	47,580	51,120	771	826	991	1,145	1,278	110,500	134,000	154,500	173,000
	80%	41,100	47,000	52,850	58,700	63,400	68,100	1,027	1,101	1,321	1,526	1,702	148,500	178,500	207,000	231,000
	100%	51,400	58,800	66,100	73,400	79,300	85,200	1,285	1,377	1,652	1,908	2,130	186,500	224,500	260,000	290,500
	120%	61,680	70,560	79,320	88,080	95,160	102,240	1,542	1,653	1,983	2,290	2,556	224,500	270,000	312,000	348,500
LAMOILLE 64,100	30%	13,600	16,240	20,420	24,600	28,780	32,960	340	373	510	667	824	49,000	67,500	88,500	110,500
	50%	22,650	25,900	29,150	32,350	34,950	37,550	566	606	728	841	938	80,500	97,500	112,500	126,500
	60%	27,180	31,080	34,980	38,820	41,940	45,060	679	728	874	1,009	1,126	97,500	117,000	136,000	152,000
	80%	36,250	41,400	46,600	51,750	55,900	60,050	906	970	1,165	1,345	1,501	131,000	157,000	182,000	204,000
	100%	45,300	51,800	58,300	64,700	69,900	75,100	1,132	1,213	1,457	1,682	1,877	164,000	198,000	228,500	256,000
	120%	54,360	62,160	69,960	77,640	83,880	90,120	1,359	1,456	1,749	2,019	2,253	197,500	238,500	275,000	307,000
WINDHAM 65,700	30%	13,800	16,240	20,420	24,600	28,780	32,960	345	375	510	667	824	49,000	67,500	88,500	110,500
	50%	23,000	26,300	29,600	32,850	35,500	38,150	575	616	740	854	953	82,000	99,000	114,500	128,500
	60%	27,600	31,560	35,520	39,420	42,600	45,780	690	739	888	1,025	1,144	99,000	120,000	138,500	154,500
	80%	36,800	42,050	47,300	52,550	56,800	61,000	920	985	1,182	1,366	1,525	133,000	160,000	185,000	207,000
	100%	46,000	52,600	59,200	65,700	71,000	76,300	1,150	1,232	1,480	1,708	1,907	166,500	201,000	232,000	260,000
	120%	55,200	63,120	71,040	78,840	85,200	91,560	1,380	1,479	1,776	2,050	2,289	201,000	242,000	279,500	312,000
ORANGE 66,300	30%	13,950	16,240	20,420	24,600	28,780	32,960	348	377	510	667	824	49,500	67,500	88,500	110,500
	50%	23,250	26,550	29,850	33,150	35,850	38,500	581	622	746	862	962	82,500	100,000	115,500	130,000
	60%	27,900	31,860	35,820	39,780	43,020	46,200	697	747	895	1,035	1,155	100,000	121,000	139,500	156,000
	80%	37,150	42,450	47,750	53,050	57,300	61,550	928	995	1,193	1,379	1,538	134,000	161,500	186,500	209,000
	100%	46,500	53,100	59,700	66,300	71,700	77,000	1,162	1,245	1,492	1,725	1,925	168,500	202,500	235,000	262,500
	120%	55,800	63,720	71,640	79,560	86,040	92,400	1,395	1,494	1,791	2,070	2,310	203,000	244,000	282,000	315,000
BENNINGTON	30%	13,600	16,240	20,420	24,600	28,780	32,960	340	373	510	667	824	49,000	67,500	88,500	110,500
CALEDONIA	50%	22,650	25,900	29,150	32,350	34,950	37,550	566	606	728	841	938	80,500	97,500	112,500	126,500
ESSEX	60%	27,180	31,080	34,980	38,820	41,940	45,060	679	728	874	1,009	1,126	97,500	117,000	136,000	152,000
ORLEANS	80%	36,250	41,400	46,600	51,750	55,900	60,050	906	970	1,165	1,345	1,501	131,000	157,000	182,000	204,000
RUTLAND	100%	45,300	51,800	58,300	64,700	69,900	75,100	1,132	1,213	1,457	1,682	1,877	164,000	198,000	228,500	256,000
***64,700	120%	54,360	62,160	69,960	77,640	83,880	90,120	1,359	1,456	1,749	2,019	2,253	197,500	238,500	275,000	307,000

Notes

*HUD guidance stipulates that homes have at least 1 bedroom for every 1.5 people in the household. This means that the affordable rent and purchase price of a 1-bedroom home are based on the average of the median incomes of 1 person household and of a 2 person household as a proxy for the median income of a "1.5 person household". The affordable rent and purchase price for a 2 bedroom home are based on the median income of a 3-person household (i.e. 2 bedrooms x 1.5 people/bedroom = 3-person household). For a 3 bedroom home, the rent and price are based on the average of the median incomes of a 4 and 5 person household. For a 4 bedroom home, the rent and price are based on the median income of a 6 person household.

**Purchase price affordable assumes 5% down payment, average VT insurance, taxes and interest rates and a 30% affordability threshold (i.e. that the buyer spends 30% of income for principal and interest payment, taxes and insurance). Does not include effect on affordability of [property tax adjustments](#), condo/home owners association fees or utility expenses.

***In non-metro counties with median income estimates lower than for the entire non-metro area, HUD allows the use of the median for the entire metro-area. In 2017, Bennington, Caledonia, Essex, Orleans and Rutland counties all had median income estimates lower than the \$64,700 median among all non-metro counties. The county-specific income estimate in Bennington is \$63,200, in Caledonia is \$57,400, in Essex is \$47,400, in Orleans is \$55,700 and in Rutland is \$63,400.

Source: Based on HUD median income and rent tables for 2017.

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